

TOWN OF LAKEVILLE
Planning Board Meeting Minutes
September 14, 2015

On September 14, 2015 the Planning Board held a meeting at 7:30 PM at the Town Office Building in Lakeville. The meeting was called to order by Chairman Hoeg at 7:30 PM. Planning Board Members present were: Brian Hoeg, Sylvester Zienkiewicz, Peter Conroy, Donald Bissonnette, and Pauline Ashley, Recording Secretary. LakeCAM was recording for local cable broadcast.

Baldie's

Brian Hoeg – as we have previously informed Mike Chuppi it is important that we get some drainage information from the engineer. Mike Chuppi – this is Jason Youngquist from Outback k Engineering. We have changed the slope near Lori Lane. Jason Youngquist – we have added shrubs on both sides of the wall. We have included plantings along the patio to the back to help block the sound and the lights from the view of the abutters. We are proposing a fence around the dumpster which will be approximately 6' high. The lighting plan has been added in. All lighting shines down on the site. Peter Conroy – I believe that most of the lighting is shining down on to the site and along the bottom of the retaining wall. Pat Rand – Lori Lane – I am concerned with how this will drain. Jason Youngquist – we cannot change the amount of water. Brian Hoeg – do you have enough grades. Jason Youngquist – yes. Peter Conroy – what is the story on the signage. Jason Youngquist – the sign has not been shown and we will be going to the Building Inspector or the Zoning Board of Appeals. Donald Bissonnette – I like the way the neighbors have been taken care of. Pauline – if you will look at your packet you will see a letter from Mary Murphy speaking in favor. Pat Rand – Lori Lane – what is required at the end. Jason – the bushes provide protection. With the wall where it is we can push back things from the wall. Where will the wall be? Jason Youngquist it will be about 10 feet. Mike Mastrangelo – the area is about 5 feet from the wall. It is about 10 feet from the chain link fence. Pat Rand – what about the drainage in the back. Jason Youngquist – we have taken into account where the water goes first and when it is done. We are capturing all the water that comes at the start and where we are at when it is done. We are capturing all of the water from the development and putting it into the ground. Patricia Rand Lori Lane – How will it affect our septic systems. Jason Youngquist – It is in the back corner. Patricia Rand – will the fence be on the patio. Mike Mastrangelo – It will be a solid white fence. Brian Hoeg – I think that he has answered all of our questions. Does anyone have any further questions?

Upon a motion made by Sylvester Zienkiewicz and seconded by Peter Conroy it was:

VOTED to sign the site plan as submitted. Vote was unanimous.

Form A Brian Brown – Bedford Street

Brian Hoeg – does anyone have any questions concerning this Form A?

Upon a motion made by Donald Bissonnette and seconded by Peter Conroy it was:

VOTED to sign the Form A plan as submitted. Vote was unanimous. Check in the amount of \$100 was received.

Form A Brant Haworth – Dunbar Road.

Jon Pink Azor Land—we are trying to keep the proper setback to the buildings. There are three (3) lots.

Upon a motion made by Sylvester Zienkiewicz and seconded by Peter Conroy it was:

VOTED to sign the plan as submitted. Vote was unanimous. Check in the amount of \$300 was received.

Form A – Martha Hall – Woodland Ridge

Jason Youngquist – I am here on behalf of Ms. Hall. Does anyone have any questions?

Upon a motion made by Donald Bissonnette and seconded by Peter Conroy it was:

VOTED to sign the plan as submitted. Vote was unanimous. Check in the amount of \$200 was received.

Form A – Emery Orrall (Estate of Charles Orrall – R. I. Road

Upon a motion made by Donald Bissonnette and seconded by Peter Conroy it was:

VOTED to sign the plan as submitted. Vote was unanimous. Check in the amount of \$200. was received.

Form A – 3 Court Circle

Jamie Bissonnette Prime Engineering – we went to the ZBA. George Damato bought the house to change the line.

Upon a motion made by Sylvester Zienkiewicz and seconded by Peter Conroy it was:

VOTED to sign the plan as submitted. Vote was Brian Hoeg, Sylvester Zienkiewicz , and Peter Conroy in favor and Donald Bissonnette abstained.

ZBA Petition – Malloch Brian Hoeg – You have in your packet a petition in the name of Malloch concerning land at 138-R County Street. Does the Board have any comments or suggestions.

Upon a motion made by Sylvester Zienkiewicz and seconded by Peter Conroy, it was

VOTED: that after close inspection of the material presented that we felt it was a good use of the property. Vote was unanimously in favor.

ZBA Petition – Hillary Wood – 2 Somerset Lane Brian Hoeg – You have in your packet a petition in the name of Wood concerning land at 12 Somerset Lane.. Does the Board have any comments or suggestions.

Upon a motion made by Sylvester Zienkiewicz and seconded by Peter Conroy, it was

VOTED: that after close inspection of the material presented that we felt it was a good use of the property. Vote was unanimously in favor.

ZBA Petition – Furtado - 39 Shore Avenue Brian Hoeg – You have in your packet a petition in the name of Furtado concerning land at 39 Shore Avenue. Does the Board have any comments or suggestions.

Upon a motion made by Sylvester Zienkiewicz and seconded by Peter Conroy, it was

VOTED: that after close inspection of the material presented that the Board would not be making a recommendation the petition dated August 11, 2015. Vote was unanimously in favor.

Gas Station – Marcus Baptiste

Brian Hoeg – this is a notification concerning the gas station sign. They are looking for a larger than it is allowed.

Upon a motion made by Peter Conroy and seconded Sylvester Zienkiewicz, it was

VOTED: to support the request formally. Vote was Brian Hoeg, Peter Conroy and Sylvester Zienkiewicz in favor and Donald Bissonnette abstained.

Minutes

Brian Hoeg – as part of your packet we have minutes for May 4, 2015, May 18, 2015, June 8, 2015, June 22, 2015, July 6, 2015 and July 20, 2015. Does anyone have any questions or concerns?

Upon a motion made by Peter Conroy and seconded Sylvester Zienkiewicz, it was

VOTED: to approve all of said minutes. Vote was unanimous

Zoning Bylaw Review Advisory Committee

Peter Conroy – I recently went to the first meeting of the Zoning Bylaw Review Advisory Committee .Aaron Burke is the Chairman, I am Vice Chairman. The object of the committee is to get the ball rolling to make changes. Brian Hoeg – I want to change some of our Rules and Regulations and our fee structure. Peter Conroy – I have told them about the time involved with a change so that they understand better what is involved. Sylvester Zienkiewicz -- we need to have time. A public hearing must be held within 6 months.

Peter Conroy – once the committee is more established I will be reporting back to the Board.

40B – Water Street

Sylvester Zienkiewicz – The ZBA is being asked to waive site plan review. I would make a recommendation that we send a letter stating that we are against the site plan review waiver.

Adjournment

Chairman Brian Hoeg –At this time I would entertain a motion to adjourn

Upon a motion made by Sylvester Zienkiewicz and seconded by Peter Conroy it was:

VOTED: To adjourn the meeting at 10:45 PM.
Unanimously in favor.

